



General Assembly

February Session, 2000

Raised Bill No. 356

LCO No. 1641

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

An Act Implementing The Recommendations Of The Blue Ribbon Commission To Study Affordable Housing Regarding Public Housing.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-206e of the general statutes is repealed and the
2 following is substituted in lieu thereof:

3 (a) The Commissioner of Economic and Community Development
4 shall [, within available appropriations,] establish a [demonstration]
5 housing assistance and counseling program to offer advice on matters
6 concerning landlord and tenant relations and the financing of owner-
7 occupied and rental housing purchases, improvements and
8 renovations. The program shall provide: (1) Educational services
9 designed to inform landlords and tenants of their respective rights and
10 responsibilities; (2) dispute mediation services for landlords and
11 tenants; (3) information on securing housing-related financing,
12 including mortgage loans, home improvement loans, energy assistance
13 and weatherization assistance; and (4) such other housing-related
14 counseling and assistance as the commissioner shall provide by
15 regulations.

16 (b) The Commissioner of Economic and Community Development
17 may, within available appropriations, enter into a contract or contracts
18 to provide financial assistance in the form of grants-in-aid to nonprofit
19 corporations, as defined in section 8-39, to carry out the purposes of
20 subsection (a) of this section.

21 (c) The Commissioner of Economic and Community Development
22 shall adopt regulations in accordance with the provisions of chapter 54
23 to carry out the purposes of this section.

24 (d) Not later than [January 1, 1989] January 1, 2001, the
25 Commissioner of Economic and Community Development shall
26 submit to the [General Assembly] joint standing committee of the
27 General Assembly having cognizance of matters relating to housing a
28 report containing an evaluation of the operation and effectiveness of
29 the demonstration program authorized under this section.

30 Sec. 2. The sum of one million dollars is appropriated to the
31 Department of Economic and Community Development, from the
32 General Fund, for the fiscal year ending June 30, 2001, to carry out the
33 purposes of the program in section 1 of this act.

34 Sec. 3. Section 8-64a of the general statutes is repealed and the
35 following is substituted in lieu thereof:

36 No housing authority which receives or has received any state
37 financial assistance may sell, lease, transfer or destroy, or contract to
38 sell, lease, transfer or destroy, any housing project or portion thereof in
39 any case where such project or portion thereof would no longer be
40 available for the purpose of low or moderate income rental housing as
41 a result of such sale, lease, transfer or destruction, except the
42 Commissioner of Economic and Community Development may grant
43 written approval for the sale, lease, transfer or destruction of a housing
44 project if the commissioner finds, after a public hearing, that (1) the
45 sale, lease, transfer or destruction is in the best interest of the state and
46 the municipality in which the project is located, (2) an adequate supply

47 of low or moderate income rental housing exists in the municipality in
48 which the project is located, (3) the housing authority has developed a
49 plan for the sale, lease, transfer or destruction of such project in
50 consultation with the residents of such project and representatives of
51 the municipality in which such project is situated and has made
52 adequate provision for said residents' and representatives'
53 participation in such plan, [and] (4) any person who is displaced as a
54 result of the sale, lease, transfer or destruction will be relocated to a
55 comparable dwelling unit of public or subsidized housing in the same
56 municipality or will receive a tenant-based rental subsidy and will
57 receive relocation assistance under chapter 135, as amended, and (5)
58 the housing project or portion of such project which is to be sold,
59 leased, transferred, or destroyed has been or will be replaced with an
60 equal number of new or existing dwelling units, for which rent
61 subsidies, deed restrictions or other state assistance will be available so
62 such units may be used for the purpose of low or moderate income
63 housing. The commissioner shall consider the extent to which the
64 housing units which are to be sold, leased, transferred or destroyed
65 will be replaced in ways which may include, but need not be limited
66 to, newly constructed housing, rehabilitation of housing which is
67 abandoned or has been vacant for at least one year, or new federal,
68 state or local tenant-based or project-based rental subsidies. The
69 commissioner shall give the residents of the housing project or portion
70 thereof which is to be sold, leased, transferred or destroyed written
71 notice of said public hearing by first class mail not less than ninety
72 days before the date of the hearing. Said written approval shall contain
73 a statement of facts supporting the findings of the commissioner. This
74 section shall not apply to the sale, lease, transfer or destruction of a
75 housing project pursuant to the terms of any contract entered into
76 before June 3, 1988. This section shall not apply to phase I of Father
77 Panik Village in Bridgeport and Elm Haven in New Haven.

78 Sec. 4. Section 8-70a of the general statutes is repealed.

79 Sec. 5. This act shall take effect July 1, 2000.

Statement of Purpose:

To implement the recommendations of the Blue Ribbon Commission to Study Affordable Housing.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]